

**AHFC Rental Survey
2011
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Note: Areas or bedroom sizes for which six units or fewer were collected during the survey are not reported for confidentiality purposes.

Source: Alaska Department of Labor and Workforce Development, Research and Analysis Section and the Alaska Housing Finance Corporation - 2011 Rental Market Survey

Rental Costs and Vacancy Rates

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All Units, Selected Boroughs and Census Areas

2011

Survey Area	<u>Average Rent (\$)</u>		<u>Median Rent (\$)</u>		<u>Number of Units</u>		Vacancy Rate (%)	<u>Percentage of Units with Utilities Included in Contract Rent</u>						
	Contract	Adjusted	Contract	Adjusted	Surveyed	Vacant		Heat	Light	Hot Water	Water	Garbage	Sewer	Snow
Fairbanks North Star Borough	988	1,119	950	971	3,206	264	8.2	87.0	23.4	77.2	88.8	81.9	87.1	78.9
Juneau Borough	1,046	1,158	975	1,072	1,141	36	3.2	62.2	29.8	55.3	98.1	94.9	96.1	80.3
Kenai Peninsula Borough	750	873	725	835	804	66	8.2	60.0	20.0	62.4	84.3	73.8	81.6	77.4
Ketchikan Gateway Borough	880	1,007	850	944	408	47	11.5	82.4	31.6	65.9	38.7	37.5	46.3	54.9
Kodiak Island Borough	1,088	1,217	1,045	1,172	343	7	2.0	81.0	8.2	74.1	94.5	94.8	93.9	73.5
Matanuska-Susitna Borough	923	1,046	850	898	885	43	4.9	56.2	11.3	51.0	88.4	72.0	88.0	69.4
Municipality of Anchorage	1,059	1,158	975	1,085	7,750	177	2.3	78.6	23.1	77.7	53.3	94.0	94.8	86.5
Sitka Borough	878	1,084	800	1,035	304	25	8.2	43.1	14.5	45.1	13.5	23.4	23.7	55.6
Valdez-Cordova CA	1,041	1,156	995	1,090	163	2	1.2	79.1	38.0	66.3	78.5	77.3	77.3	80.4
Wrangell Borough-Petersburg CA	670	846	650	861	162	5	3.1	53.1	8.0	46.9	48.8	46.9	44.4	48.8
Survey Total	1,011	1,123	950	1,042	15,431	678	4.4	76.2	22.6	72.2	68.0	85.4	88.6	80.5

Note: Areas or bedroom sizes for which six units or fewer were collected during the survey are not reported for confidentiality purposes.

Source: Alaska Department of Labor and Workforce Development, Research and Analysis Section and the Alaska Housing Finance Corporation - 2011 Rental Market Survey

Single-Family Residences and Apartments Average Rent
Contract and Adjusted, Selected Boroughs and Census Areas
2011

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Survey Area	Single-Family Residences		Apartments	
	Contract (\$)	Adjusted (\$)	Contract (\$)	Adjusted (\$)
Fairbanks North Star Borough	1,254	1,663	956	1,008
Juneau Borough	1,240	1,450	1,036	1,134
Kenai Peninsula Borough	808	1,012	736	828
Ketchikan Gateway Borough	993	1,237	875	991
Kodiak Island Borough	1,193	1,582	1,069	1,150
Matanuska-Susitna Borough	1,269	1,493	804	890
Municipality of Anchorage	1,480	1,713	1,045	1,139
Sitka Borough	1,100	1,379	821	1,000
Valdez-Cordova CA	1,284	1,552	987	1,060
Wrangell Borough-Petersburg CA	608	893	697	843

Note: Areas or bedroom sizes for which six units or less were collected during the survey are not reported for confidentiality purposes.

Source: Alaska Department of Labor and Workforce Development, Research and Analysis Section and the Alaska Housing Finance Corporation - 2011 Rental Market Survey

Apartment Rental Costs and Vacancy Rates**Selected Boroughs and Census Areas**

2011

Survey Area	Average Rent (\$)		Median Rent (\$)		Number of Units		Vacancy Rate (%)	Percentage of Units with Utilities Included in Contract Rent						
	Contract	Adjusted	Contract	Adjusted	Surveyed	Vacant		Heat	Light	Hot Water	Water	Garbage	Sewer	Snow
Fairbanks North Star Borough														
0 Bedroom	579	610	595	611	127	13	10.2	100.0	50.4	100.0	100.0	93.7	100.0	96.9
1 Bedroom	820	788	800	779	951	90	9.5	98.7	40.9	92.4	97.4	92.8	96.2	85.8
2 Bedroom	999	1,030	995	996	1,336	122	9.1	95.8	19.4	87.8	96.4	91.1	94.8	88.9
3 Bedroom	1,283	1,509	1,200	1,432	286	17	5.9	84.6	8.8	54.9	85.3	71.7	80.4	74.8
Juneau Borough														
0 Bedroom	776	819	850	883	126	2	1.6	80.2	26.2	84.1	100.0	100.0	100.0	90.5
1 Bedroom	880	953	900	950	322	8	2.5	67.7	35.7	65.8	100.0	100.0	100.0	88.5
2 Bedroom	1,068	1,196	1,050	1,182	365	14	3.8	57.5	23.8	47.4	97.8	96.2	98.1	87.9
3 Bedroom	1,393	1,565	1,400	1,550	96	2	2.1	59.4	17.7	35.4	99.0	89.6	94.8	42.7
Kenai Peninsula Borough														
0 Bedroom	482	484	472	472	29	1	3.4	100.0	96.6	100.0	100.0	100.0	100.0	100.0
1 Bedroom	661	732	650	711	127	7	5.5	81.7	14.3	88.2	96.9	98.4	98.4	99.2
2 Bedroom	756	859	750	847	333	27	8.1	73.9	19.5	76.3	93.7	87.7	92.8	91.6
3 Bedroom	844	968	820	958	60	1	1.7	76.7	5.0	85.0	95.0	83.3	95.0	93.3
Ketchikan Gateway Borough														
0 Bedroom	577	633	618	635	52	7	13.5	100.0	53.8	98.1	53.8	55.8	90.4	61.5
1 Bedroom	704	800	737	772	97	10	10.3	90.7	35.1	75.3	41.2	42.3	50.5	67.0
2 Bedroom	929	1,058	933	1,068	134	13	9.7	85.1	28.4	64.2	35.1	32.8	36.6	53.0
3 Bedroom	1,168	1,309	1,160	1,308	77	10	13.0	84.4	24.7	61.0	32.5	29.9	29.9	59.7
Kodiak Island Borough														
0 Bedroom	668	725	636	717	45	0	0.0	100.0	6.7	55.6	100.0	100.0	100.0	86.7
1 Bedroom	830	889	845	903	75	0	0.0	96.0	16.0	94.7	98.7	98.7	97.3	85.3
2 Bedroom	1,221	1,310	1,150	1,231	114	4	3.5	92.1	4.4	92.1	100.0	100.0	100.0	80.7
3 Bedroom	1,420	1,536	1,500	1,587	53	0	0.0	92.5	3.8	81.1	100.0	100.0	100.0	79.2
Matanuska-Susitna Borough														
0 Bedroom	628	655	525	525	15	0	0.0	73.3	66.7	66.7	100.0	100.0	93.3	100.0
1 Bedroom	749	808	750	823	244	2	0.8	90.5	14.0	81.4	99.6	98.4	99.6	97.1
2 Bedroom	786	888	770	871	303	22	7.3	62.7	7.6	58.1	97.4	94.1	95.4	89.8
3 Bedroom	1,045	1,146	1,000	1,072	71	2	2.8	73.2	12.7	60.6	91.5	81.7	76.1	84.5
Municipality of Anchorage														
0 Bedroom	786	851	775	845	460	23	5.0	90.2	39.1	90.2	48.5	98.9	98.9	94.8
1 Bedroom	946	1,026	900	985	3,044	53	1.7	87.0	35.5	85.2	44.3	99.6	99.6	94.1
2 Bedroom	1,134	1,241	1,075	1,202	3,389	66	1.9	77.1	12.1	76.5	58.3	94.6	95.0	87.7
3 Bedroom	1,248	1,363	1,200	1,344	535	21	3.9	66.0	12.9	66.9	81.5	89.7	92.9	70.3
Sitka Borough														
0 Bedroom	639	718	675	753	20	3	15	80	25	90	25	85	85	90
1 Bedroom	710	849	750	885	82	6	7.3	70.7	14.6	75.6	8.5	32.9	32.9	89.0
2 Bedroom	886	1,102	850	1,125	89	7	7.9	39.3	12.4	38.2	13.5	12.4	13.5	44.9
3 Bedroom	1,125	1,387	1,100	1,365	22	2	9.1	31.8	18.2	27.3	18.2	13.6	18.2	27.3
Valdez-Cordova CA														
0 Bedroom	N/D	N/D	N/D	N/D	N/D	N/D	N/D	N/D	N/D	N/D	N/D	N/D	N/D	N/D
1 Bedroom	892	916	725	800	35	0	0.0	97.1	77.1	88.6	91.4	91.4	91.4	94.3
2 Bedroom	991	1,076	900	979	60	0	0.0	95.0	33.3	68.3	90.0	90.0	90.0	95.0
3 Bedroom	1,085	1,189	1,000	1,135	25	1	4.0	88.0	20.0	80.0	92.0	92.0	92.0	96.0
Wrangell Borough-Petersburg CA														
0 Bedroom	N/D	N/D	N/D	N/D	N/D	N/D	N/D	N/D	N/D	N/D	N/D	N/D	N/D	N/D
1 Bedroom	586	681	550	694	29	0	0.0	86.2	20.7	65.5	58.6	72.4	58.6	58.6
2 Bedroom	748	892	800	861	60	1	1.7	63.3	0.0	61.7	56.7	56.7	50.0	68.3
3 Bedroom	725	958	675	969	20	0	0.0	40.0	0.0	40.0	55.0	40.0	50.0	45.0
Balance of State														
0 Bedroom	1,039	1,039	1,195	1,195	23	0	0.0	100.0	21.7	100.0	100.0	100.0	100.0	100.0
1 Bedroom	1,012	1,012	1,000	1,000	76	3	3.9	92.1	42.1	89.5	84.2	84.2	89.5	76.3
2 Bedroom	1,400	1,400	1,523	1,523	82	1	1.2	82.9	25.6	84.1	81.7	84.1	81.7	58.5
3 Bedroom	1,691	1,691	1,943	1,943	35	0	0.0	88.6	14.3	85.7	85.7	82.9	85.7	88.6

Note: Areas or bedroom sizes for which six units or fewer were collected during the survey are not reported for confidentiality purposes.

Source: Alaska Department of Labor and Workforce Development, Research and Analysis Section and the Alaska Housing Finance Corporation - 2011 Rental Market Survey

Single-Family Residence Rental Costs and Vacancy Rates
Selected Boroughs and Census Areas
2011

Survey Area	Average Rent (\$)		Median Rent (\$)		Number of Units		Vacancy Rate (%)	Percentage of Units with Utilities Included in Contract Rent							
	Contract	Adjusted	Contract	Adjusted	Surveyed	Vacant		Heat	Light	Water	Water	Garbage	Sewer	Snow	
Fairbanks North Star Borough															
1 Bedroom	775	1,040	750	1,040	611	63	3	4.8	47.6	19.0	27.0	49.2	36.5	49.2	54.0
2 Bedroom	1,069	1,415	1,000	1,390	779	108	8	7.4	38.9	8.4	25.0	51.9	37.0	51.9	45.4
3 Bedroom	1,427	1,894	1,500	1,938	996	171	7	4.1	22.8	5.3	12.9	34.5	29.2	29.2	16.4
4 Bedroom	1,740	2,276	1,800	2,223	1,432	43	1	2.3	18.6	2.3	16.3	39.5	39.5	37.2	11.6
Juneau Borough															
1 Bedroom	884	981	900	942	883	33	2	6.1	54.5	42.4	51.5	100.0	93.9	87.9	66.7
2 Bedroom	1,245	1,437	1,200	1,316	950	21	2	9.5	38.1	9.5	23.8	100.0	85.7	90.5	66.7
3 Bedroom	1,586	1,934	1,550	1,882	1,182	27	1	3.7	3.7	3.7	3.7	77.8	48.1	66.7	14.8
4 Bedroom	1,863	2,208	2,100	2,490	1,550	6	0	0.0	16.7	16.7	16.7	100.0	66.7	66.7	33.3
Kenai Peninsula Borough															
1 Bedroom	597	741	600	775	472	46	4	8.7	32.6	28.3	26.1	58.7	45.7	54.3	43.5
2 Bedroom	760	950	710	917	711	70	9	12.9	17.1	10.0	17.1	58.6	38.6	51.4	42.9
3 Bedroom	936	1,167	923	1,182	847	80	6	7.5	13.8	12.5	16.3	56.3	23.8	47.5	25.0
4 Bedroom	1,011	1,342	958	1,487	958	12	0	0.0	0.0	0.0	0.0	66.7	41.7	41.7	41.7
Ketchikan Gateway Borough															
1 Bedroom	N/D	N/D	N/D	N/D	635	N/D	N/D	N/D	N/D	N/D	N/D	N/D	N/D	N/D	N/D
2 Bedroom	854	1,113	875	1,136	772	7	1	14	14	14	14	29	14	71	29
3 Bedroom	1,079	1,332	1,000	1,375	1,068	13	1	7.7	23.1	15.4	15.4	38.5	38.5	46.2	15.4
4 Bedroom	N/D	N/D	N/D	N/D	1,308	N/D	N/D	N/D	N/D	N/D	N/D	N/D	N/D	N/D	N/D
Kodiak Island Borough															
1 Bedroom	N/D	N/D	N/D	N/D	717	N/D	N/D	N/D	N/D	N/D	N/D	N/D	N/D	N/D	N/D
2 Bedroom	1,111	1,465	1,025	1,408	903	20	1	5.0	0.0	5.0	5.0	75.0	80.0	75.0	25.0
3 Bedroom	1,306	1,773	1,350	1,753	1,231	15	0	0.0	0.0	0.0	6.7	40.0	40.0	40.0	0.0
4 Bedroom	1,354	1,833	1,325	1,872	1,587	8	1	12.5	12.5	12.5	25.0	62.5	62.5	62.5	25.0
Matanuska-Susitna Borough															
1 Bedroom	716	866	713	874	525	24	2	8.3	25.0	16.7	20.8	66.7	37.5	62.5	45.8
2 Bedroom	904	1,104	892	1,115	823	33	5	15.2	15.2	21.2	18.2	69.7	21.2	63.6	9.1
3 Bedroom	1,347	1,572	1,400	1,595	871	114	5	4.4	4.4	4.4	4.4	63.2	8.8	73.7	4.4
4 Bedroom	1,521	1,776	1,500	1,812	1,072	50	1	2.0	4.0	4.0	4.0	66.0	6.0	74.0	6.0
Municipality of Anchorage															
1 Bedroom	815	897	825	897	845	20	1	5.0	55.0	50.0	55.0	80.0	75.0	85.0	45.0
2 Bedroom	1,175	1,351	1,200	1,381	985	55	2	3.6	20.0	14.5	20.0	56.4	47.3	54.5	20.0
3 Bedroom	1,511	1,761	1,500	1,781	1,202	115	4	3.5	4.3	3.5	5.2	27.0	19.1	27.0	9.6
4 Bedroom	1,833	2,121	1,800	2,127	1,344	51	2	3.9	5.9	3.9	5.9	27.5	21.6	23.5	3.9
Sitka Borough															
1 Bedroom	739	898	730	953	753	10	1	10.0	50.0	40.0	40.0	30.0	30.0	30.0	40.0
2 Bedroom	1,003	1,270	900	1,204	885	28	1	3.6	10.7	7.1	10.7	10.7	10.7	10.7	21.4
3 Bedroom	1,335	1,675	1,250	1,611	1,125	21	1	4.8	4.8	4.8	4.8	4.8	4.8	4.8	33.3
4 Bedroom	N/D	N/D	N/D	N/D	1,365	N/D	N/D	N/D	N/D	N/D	N/D	N/D	N/D	N/D	N/D
Valdez-Cordova CA															
1 Bedroom	470	516	500	500	N/D	5	0	0	80	80	80	80	60	60	80
2 Bedroom	N/D	N/D	N/D	N/D	800	N/D	N/D	N/D	N/D	N/D	N/D	N/D	N/D	N/D	N/D
3 Bedroom	1,515	1,810	1,450	1,813	979	17	0	0.0	17.6	17.6	17.6	35.3	35.3	35.3	23.5
4 Bedroom	N/D	N/D	N/D	N/D	1,135	N/D	N/D	N/D	N/D	N/D	N/D	N/D	N/D	N/D	N/D
Wrangell Borough-Petersburg CA															
1 Bedroom	517	710	500	719	N/D	6	0	0.0	33.3	0.0	33.3	33.3	33.3	33.3	50.0
2 Bedroom	618	910	575	892	694	13	1	7.7	7.7	0.0	7.7	15.4	7.7	15.4	38.5
3 Bedroom	633	944	600	959	861	12	1	8.3	8.3	0.0	16.7	16.7	8.3	8.3	0.0
4 Bedroom	N/D	N/D	N/D	N/D	969	N/D	N/D	N/D	N/D	N/D	N/D	N/D	N/D	N/D	N/D
Balance of State															
1 Bedroom	860	860	940	940	1,195	5	0	0.0	100.0	20.0	80.0	40.0	40.0	100.0	60.0
2 Bedroom	1,027	1,027	1,100	1,100	1,000	23	1	4.3	65.2	34.8	34.8	47.8	34.8	47.8	34.8
3 Bedroom	1,033	1,033	1,000	1,000	1,523	13	0	0.0	38.5	30.8	38.5	69.2	30.8	53.8	7.7
4 Bedroom	N/D	N/D	N/D	N/D	1,943	N/D	N/D	N/D	N/D	N/D	N/D	N/D	N/D	N/D	N/D

Note: Areas or bedroom sizes for which six units or fewer were collected during the survey are not reported for confidentiality purposes.

Source: Alaska Department of Labor and Workforce Development, Research and Analysis Section and the Alaska Housing Finance Corporation - 2011 Rental Market Survey

Occupied vs. Vacant Unit Rental Costs
All Units, Selected Boroughs and Census Areas
2011

[Index](#)

Survey Area	Occupied Units					Vacant Units				
	Average Rent (\$)		Median Rent (\$)		# Units Surveyed	Average Rent (\$)		Median Rent (\$)		# Units Surveyed
	Contract	Adjusted	Contract	Adjusted		Contract	Adjusted	Contract	Adjusted	
Fairbanks North Star Borough	985	1,121	950	973	2,942	1,024	1,064	1,000	948	264
Juneau Borough	1,045	1,157	965	1,065	1,105	1,088	1,182	1,113	1,241	36
Kenai Peninsula Borough	749	876	725	836	738	763	842	700	784	66
Ketchikan Gateway Borough	877	1,003	850	942	361	902	1,032	875	988	47
Kodiak Island Borough	1,090	1,219	1,045	1,172	336	989	1,134	900	1,168	7
Matanuska-Susitna Borough	925	1,048	850	898	842	896	1,011	775	857	43
Municipality of Anchorage	1,061	1,161	980	1,088	7,573	976	1,055	950	1,015	177
Sitka Borough	881	1,093	800	1,039	279	848	990	800	887	25
Valdez-Cordova CA	1,044	1,159	995	1,090	161	800	970	800	970	2
Wrangell Borough-Petersburg CA	672	847	650	861	157	607	823	550	861	5

Note: Areas or bedroom sizes for which six units or fewer were collected during the survey are not reported for confidentiality purposes.

Source: Alaska Department of Labor and Workforce Development, Research and Analysis Section and the Alaska Housing Finance Corporation - 2011 Rental Market Survey

Change in Median Adjusted Rent by Bedroom Size[Index](#)**Apartments****2011 vs. 2010**

Survey Area	1 Bedroom (\$)	2 Bedroom (\$)	3 Bedroom (\$)
Fairbanks North Star Borough	-100	-95	4
Juneau Borough	25	27	22
Kenai Peninsula Borough	6	1	-38
Ketchikan Gateway Borough	-89	-50	2
Kodiak Island Borough	19	-36	107
Matanuska-Susitna Borough	46	6	-105
Municipality of Anchorage	41	75	7
Sitka Borough	51	6	-43
Valdez-Cordova CA	-90	8	11
Wrangell Borough-Petersburg CA	0	150	1
Balance of State	225	184	93

Note: Areas or bedroom sizes for which six units or fewer were collected during the survey are not reported for confidentiality purposes.

Source: Alaska Department of Labor and Workforce Development, Research and Analysis Section and the Alaska Housing Finance Corporation - 2011 Rental Market Survey

Change in Median Adjusted Rent by Bedroom Size
Single-Family Residences
2011 vs. 2010

[Index](#)

Survey Area	1 Bedroom (\$)	2 Bedroom (\$)	3 Bedroom (\$)
Fairbanks North Star Borough	84	46	163
Juneau Borough	15	18	50
Kenai Peninsula Borough	43	-38	11
Ketchikan Gateway Borough	-91	N/D	8
Kodiak Island Borough	N/D	97	77
Matanuska-Susitna Borough	9	105	147
Municipality of Anchorage	-37	68	-14
Sitka Borough	153	-95	-15
Valdez-Cordova CA	N/D	N/D	4
Wrangell Borough-Petersburg CA	46	-15	-69
Balance of State	15	200	0

Note: Areas or bedroom sizes for which six units or fewer were collected during the survey are not reported for confidentiality purposes.

Source: Alaska Department of Labor and Workforce Development, Research and Analysis Section and the Alaska Housing Finance Corporation - 2011 Rental Market Survey

Alaska Annual Rental Market Survey

Vacancy Rate

All Units, Selected Boroughs and Census Areas

2000 - 2011

Survey Area	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011
Fairbanks North Star Borough	8.30	4.70	5.80	6.00	9.90	12.00	12.00	8.00	10.60	12.70	5.00	8.20
Juneau Borough	5.00	8.70	3.80	8.60	4.20	6.30	4.90	4.70	5.50	6.20	4.10	3.20
Kenai Peninsula Borough	12.30	7.70	5.10	13.50	13.00	11.40	9.40	8.20	8.00	7.60	8.60	8.20
Ketchikan Gateway Borough	13.40	11.10	17.80	10.40	7.50	9.80	8.40	8.50	7.70	12.80	12.00	11.50
Kodiak Island Borough	7.50	21.40	7.40	6.20	8.20	7.00	5.50	4.50	4.00	3.20	1.30	2.00
Matanuska-Susitna Borough	6.20	6.10	3.30	5.20	5.00	10.40	9.30	4.70	5.60	6.60	5.30	4.90
Municipality of Anchorage	4.30	4.70	6.20	4.80	5.20	7.20	6.90	8.00	4.70	4.90	1.80	2.30
Sitka Borough	8.10	9.60	2.90	5.30	4.40	8.70	6.20	9.90	11.90	8.90	7.80	8.20
Valdez-Cordova CA	4.80	9.90	8.30	20.70	26.20	10.70	8.60	14.00	7.60	10.80	6.40	1.20
Wrangell Borough-Petersburg CA	17.50	17.50	22.10	18.70	8.20	18.90	12.70	15.00	8.80	8.90	4.40	3.10

Source: Alaska Department of Labor and Workforce Development, Research and Analysis Section and the Alaska Housing Finance Corporation - 2011 Rental Market Survey